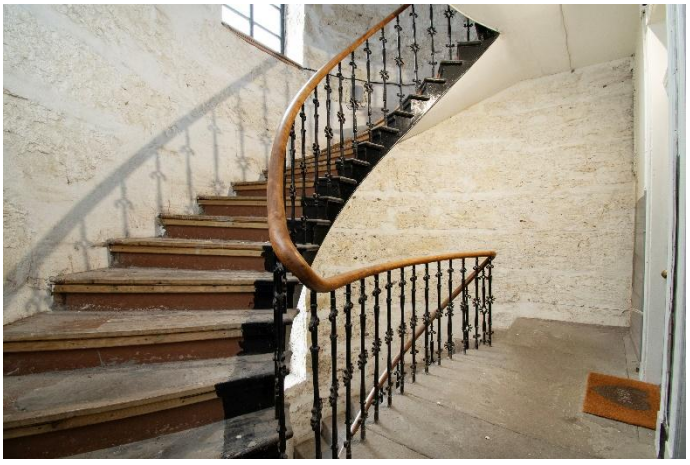
69b Ferry Street | Montrose | DD10 8BZ

Offers Over £72,500

T. DUNCAN & CO.

Solicitors • Estate Agents



| 69b Ferry Street, Montrose | DD10 8BZ |

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Situated within a popular area of Montrose, this charming first floor apartment offers spacious and well-presented accommodation. The property comprises a bright and welcoming lounge with multi fuel stove, fitted kitchen, versatile second bedroom/home office, double bedroom and bathroom, together with access to a well-maintained communal rear garden.

Ideally positioned for easy access to local amenities, transport links and Montrose town centre, this appealing property will suit a variety of purchasers. It represents an excellent opportunity for a first-time buyer looking to step onto the property ladder, while also offering strong appeal as a buy-to-let investment within this popular coastal town.

Early viewing is highly recommended to fully appreciate the accommodation, character and convenient location on offer.

- First floor apartment
- Spacious Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Communal Garden
- GCH
- EPC Band C

Hallway
A welcoming hallway providing access to all accommodation. Cupboard housing electricity meter.

Lounge – 4.38m x 4.10m
A bright and spacious public room featuring attractive ornate cornicing, deep skirting boards and a charming multi fuel stove set on a tiled hearth with a timber mantel. A traditional timber sash and case window to the front, complete with working shutters, floods the room with natural light. A built-in cupboard houses the Worcester combination boiler, and there is direct access through to the kitchen.

Kitchen – 2.84m x 2.24m
Fitted with a range of base and wall-mounted units complemented by coordinating work surfaces. The kitchen incorporates a double electric oven, gas hob with extractor hood above, stainless steel sink with drainer, space and plumbing for an automatic washing machine, and space for a fridge freezer. A useful shelved storage cupboard provides additional storage, and a door leads through to Bedroom 2/Home Office.

Bedroom 2 / Home Office – 3.52m x 3.00m (at widest points)
A versatile room offering flexibility as a second bedroom, home office or study. A double-glazed window overlooks the rear garden. The room benefits from a built-in storage cupboard with shelving and hanging rail together with a further shelved cupboard housing the gas meter.

Bedroom 1 – 3.40m x 2.40m (at widest points)
A comfortable double bedroom with a traditional timber sash and case window to the front complete with working shutters, allowing plenty of natural light.

Bathroom – 1.94m x 1.75m
Fitted with a three-piece white suite comprising a WC, wash hand basin and bath with a gas-powered shower over. The bathroom also benefits from a tiled floor, extractor fan and ceiling hatch providing access to the attic.

Outside
To the rear of the property is a well-maintained communal garden, attractively laid out with drying poles and established shrub borders, providing a pleasant shared outdoor space for residents.

Services: Gas Central Heating

Fixtures & Fittings:

Local Authority: Angus Council

Council Tax Band: B

Post Code: DD10 8BZ

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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